

# THURSTON COUNTY COMPREHENSIVE PLAN UPDATE

BOARD OF COUNTY COMMISSIONERS – MAY 15, 2018

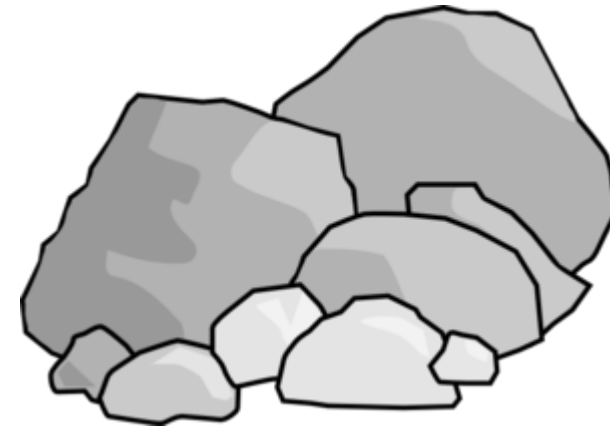


## Mineral Resource Lands: Designation Options



## OVERVIEW

- Staff are requesting a decision from the BoCC on the **SCOPE** of the Mineral Lands Designation Criteria and associated Map.
- This is not the final say on Mineral Lands. Policies will be covered as part of Chapter 3 of the Comprehensive Plan Update.



# NATURAL RESOURCE INDUSTRIES GOAL

“The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations:

...(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.”

- 36.70A.020 RCW

“Successful achievement of the natural resource industries goal...requires the conservation of a land base sufficient in size and quality to maintain and enhance those industries and the development and use of land use techniques that discourage uses incompatible with the management of designated lands.”

- WAC 365-190-070

# MINERAL RESOURCE LANDS

## Project Steps for Mineral Resource Lands

### 1. Identify and classify

Develop a countywide inventory based on geologic data on the location and extent of mineral deposits, existing land uses, and other factors. These areas are categorized based on their quality, using available data from DNR, USGS, and others

### 2. Designate

Identify priority areas where high quality mineral resources are available and compatible with existing land use patterns and other criteria.

### 3. Conserve

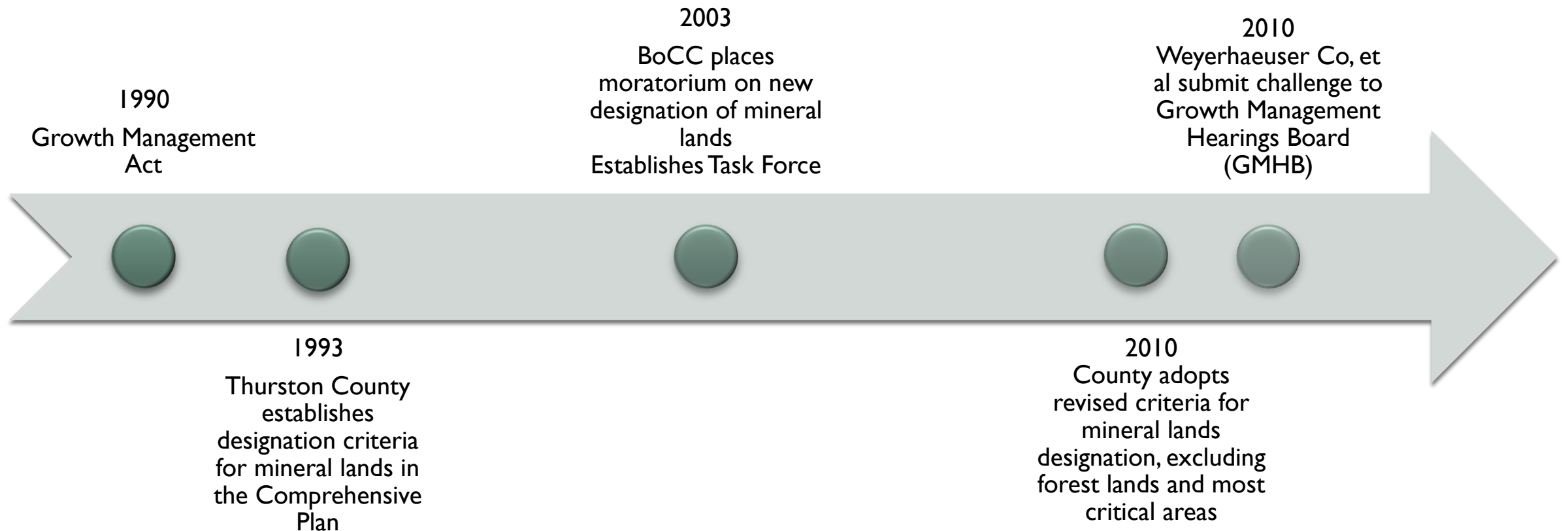
Establish policies that ensure future land uses will be compatible with mineral extraction in designated areas.

### 4. Permit

New mining operations planned in areas designated as mineral resource lands will still need to be reviewed before they are permitted to operate. Mining activities must abide by all relevant state and local regulations, including environmental rules.

Comp Plan Update

# THURSTON COUNTY MINERAL LANDS: A HISTORY



# THURSTON COUNTY MINERAL LANDS: A HISTORY

2011  
GMHB rules that  
County must  
reconsider its  
designation criteria

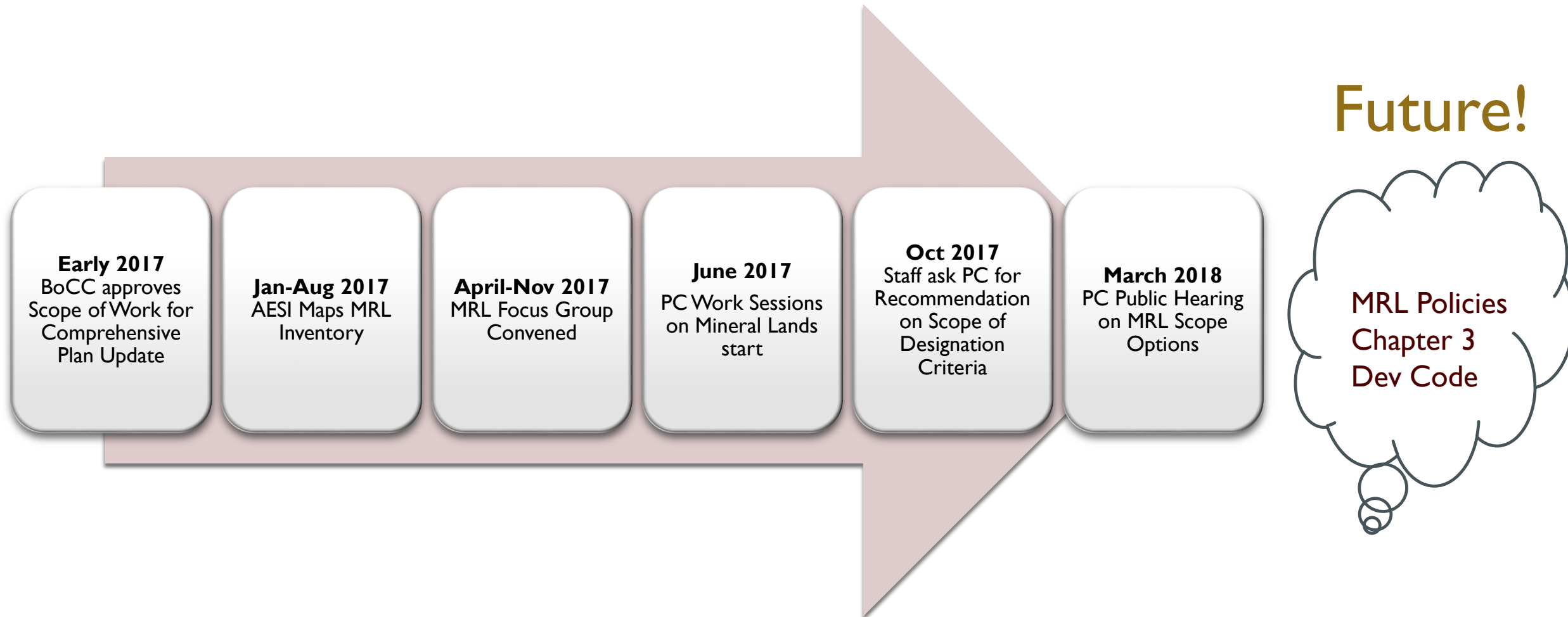
2012  
GMHB rules that  
County must  
reconsider exclusions  
of forest lands and  
critical areas

2013  
GMHB rules County's  
designation criteria is  
in compliance, and will  
be mapped during the  
Comprehensive Plan  
Update

2012  
County adopts  
amended designation  
criteria, further  
specifying reasoning  
for excluding forest  
lands and specific  
mineral lands

2013  
County adopts  
revised criteria for  
mineral lands  
designation, removing  
exclusions of forest  
lands and most critical  
areas\*

# THURSTON COUNTY MINERAL LANDS: RECENT HISTORY



# CLASSIFICATION & DESIGNATION FACTORS: MINIMUM GUIDELINES

- Geology: depth and quality of resource and characteristics of resource site
- Projected life of the resource
- Resource availability and needs in the region
- Accessibility and proximity to point of use or market
- Energy costs of transporting materials
- Proximity to population areas
  - General land use patterns
  - Availability of utilities, including water supply
  - Surrounding parcel sizes and uses
  - Availability of public roads and public services
  - Subdivision and zoning of small lots

“Counties and cities must designate known mineral deposits so that access to mineral resources of long-term commercial significance is not knowingly precluded. Priority land use for mineral extraction should be retained for all designated mineral resource lands.”

- 365-190-070 WAC



## DESIGNATION: KEEP IN MIND

- **WAC 365-190-040:** Overlapping designations. The designation process may result in critical area designations that overlay other critical area or natural resource land classifications. Overlapping designations should not necessarily be considered inconsistent. If two or more critical area designations apply to a given parcel, or portion of a given parcel, both or all designations apply.
  - If a critical area designation overlies a natural resource land designation, both designations apply. For counties and cities required or opting to plan under the act, reconciling these multiple designations will be the subject of local development regulations.
  - If two or more natural resource land designations apply, counties and cities must determine if these designations are incompatible. If they are incompatible, counties and cities should examine the criteria to determine which use has the greatest long-term commercial significance, and that resource use should be assigned to the lands being designated.
- **WAC 365-190-070 (4)(d):** In designating mineral resource lands, counties and cities must also consider that mining may be a temporary use at any given mine, depending on the amount of minerals available and the consumption rate, and that other land uses can occur on the mine site after mining is completed, subject to approval.

# EXISTING DESIGNATION CRITERIA

## Minimum Designation Criteria: Chapter 3

1. <u>Mineral Deposits</u>	Should contain deposits based on USGS maps, DNR permits, or site specific geologic information	This information is being provided/updated in the inventory
2. <u>Location</u>	<p>1,000 ft from</p> <ul style="list-style-type: none"><li>• public preserves,</li><li>• urban growth areas (UGAs)</li><li>• residential areas with existing densities &gt; 1/5</li></ul> <p>60% of area within 1,000 ft of a proposed site must have parcels of 5 acres or larger (excludes applicant)</p>	
3. <u>Min Site Size</u>	5 acres	
4. <u>Marketability</u>	Mineable, recoverable, marketable	
5. <u>LTA and Historic</u>	Long-term agriculture lands and historic/cultural sites are excluded	
6. <u>LTF</u>	Long-term forestry lands may be co-designated	

## EXISTING DESIGNATION CRITERIA:TC CODE (20.30B)

### Minimum Designation Criteria: 20.30B TCC

Most Criteria are the same as in the Comprehensive Plan

#### EXCEPTION Critical Areas

- Site does not contain the following critical areas: Zone 1 or Zone 2 areas for Group A public water systems, Class 1 or 2 wetlands or their buffers, FEMA 100-year floodplains, habitat areas for threatened or endangered species or their buffers
- Site is located away from geologically hazardous areas (steep slopes)

A full critical area review is done at the time of application.

Critical Area exclusions are  
**NOT** currently in Chapter 3 of  
the Comprehensive Plan

# PLANNING COMMISSION DESIGNATION CRITERIA SCOPE OPTIONS

## ■ **Option I. Adopted Current Designation Criteria**

Option I reflects the Current Criteria in Chapter 3 of the Comprehensive Plan

- Map Ia. Does NOT co-designate agricultural lands
  - At some point, may require that the county do an economic study to determine what resource designation to apply where LTA overlaps with MRL
- Map Ib. Co-designates Agricultural Lands

# DESIGNATION CRITERIA SCOPE OPTIONS

## ■ **Option 2. All Exclusionary Criteria (Narrow Approach)**

Would require the county to conduct extensive, countywide biological and other studies to serve as the basis of criteria. This is beyond the current scope of the Comprehensive Plan Update and would require approval from the Board of County Commissioners.

- Map 2a. Does NOT co-designate agricultural lands
  - At some point, may require that the county do an economic study to determine what resource designation to apply where LTA overlaps with MRL
- Map 2b. Co-designates Agricultural Lands

# DESIGNATION CRITERIA SCOPE OPTIONS

## ■ **Option 3. Blended Criteria**

Limits exclusionary criteria to current, adopted criteria and to those additional criteria for which the county has high-quality, countywide data (i.e., Flood Zones, Marine Shoreline Hazard Areas, and Mima Mounds).

- Map 3a. Does NOT co-designate agricultural lands
  - At some point, may require that the county do an economic study to determine what resource designation to apply where LTA overlaps with MRL
- Map 3b. Co-designates Agricultural Lands

# PUBLIC COMMENTS

- 15 People testified at March 7 Public Hearing
- 41 written comments
- Themes
  - Supporting Option 1 because it best meets state regulations
  - Supporting Option 2 because it provides best “up-front” protection of the environment and/or specific critical areas
  - Supporting all “A” options, and continue not co-designating Agricultural Lands
  - Concern that Option 3 “review area” misleads people into thinking other areas won’t need review
  - Request to remove existing criteria for 1,000 foot buffer setback from UGAs and public parks and preserves, and set this at the permit stage
  - Request to exclude Capitol Forest from designation as a “public park or preserve”
  - Request to designate all DNR lands, including Capitol Forest
  - Concern about protections at the permitting stage and cumulative impacts on rural character and environment

# BOCC DECISION

1. Direct staff to move forward with Mineral Lands Policies based on Planning Commission Recommended Designation
  - Policies and Mineral Lands map will get a public hearing and comment period as part of Comprehensive Plan Update Chapter 3
2. Request additional analysis to support different criteria (Option 2 or other)
  - Beyond the current scope of work; would require additional funding, and delay adoption of the Comprehensive Plan Update
3. Hold a public hearing, similar to Planning Commission
  - Would delay adoption of the Comprehensive Plan Update beyond 2018



# Questions?

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## DESIGNATION CRITERIA OPTIONS - UPDATED

	Current MRL Designation	2017 Inventory	Map 1a	Map 1b	Map 2a	Map 2b	Map 3a	Map 3b
Total Acres	5,623	189,475	141,331	143,391	107,447	108,110	135,765	137,492
% of Inventory	n/a	-	75%	76%	56%	57%	72%	73%
% of LTA	n/a	n/a	n/a	13%	n/a	4%	n/a	11%
Aggregate supply est*. (billion tons)	-	6.1	2.9	3.0	1.0	1.1	2.5	2.6
Years supply	-	600	300	314	109	113	257	269

\*Very rough estimate – uses an average estimate to convert cubic yards of material to tons. Any specific mining proposal would be subject to state and local regulations that could limit extraction potential on a particular site.